

## LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

### for JUNE 8, 2005 PLANNING COMMISSION MEETING

**PROJECT #:** Waiver #05005

**PROPOSAL:** Waive the width to depth ratio associated with Lincoln Crossing 5<sup>th</sup> Addition final plat.

**LOCATION:** N. 27<sup>th</sup> St. & Kensington Dr.

**LAND AREA:** 4.8 acres, more or less

**CONCLUSION:** The request to waive the width to depth ratio is acceptable.

<b><u>RECOMMENDATION:</u></b>	Approval
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#### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 8, Lincoln Crossing 1<sup>st</sup> Addition, located in the SW 1/4 of Section 6, Township 10 North, Range 7 East, Lancaster County, NE

**EXISTING ZONING:** B-5, Planned Regional Business District

**EXISTING LAND USE:** Undeveloped commercial

#### **SURROUNDING LAND USE AND ZONING:**

North:	B-5, Planned Regional Business District	Commercial center
South:	B-5, Planned Regional Business District	Commercial center
East:	R-5 Residential	Apartment complex/open space
West:	B-5, Planned Regional Business District	Commercial center

#### **HISTORY:**

April 27, 2005 Lincoln Crossing 5<sup>th</sup> Addition final plat was submitted to the Planning Department

March 29, 1993 Lincoln Crossing 1<sup>st</sup> Addition final plat was approved by the City Council

March 29, 1993 Lincoln Crossing 1<sup>st</sup> Addition preliminary plat was approved by the City Council.

#### **COMPREHENSIVE PLAN SPECIFICATIONS:**

The Land Use Plan identifies this area as commercial. (F-25)

**ANALYSIS:**

1. This request is to waive Section 26.23.140 (a) of the Land Subdivision ordinance requiring lots in the B-5 district to have a maximum depth of five times its width.
2. The waiver is associated with Lincoln Crossing 5<sup>th</sup> Addition final plat. Both lots in the final plat exceed the maximum depth.
3. Since the final plat is within a Regional Commercial Center, the waiver is acceptable to the Planning Department and Public Works and Utilities. The lot configuration will allow the required parking to be on the individual lots.
4. The proposed use is commercial/ retail, with the pad site at the east end of the lot and parking in front of the building.
5. The proposed waiver should not have any negative impact on the surrounding area.
6. The Planning Commission action on the waiver is final since the City staff supports the waiver.

Prepared by:

Tom Cajka  
Planner

**DATE:** May 24, 2005

**APPLICANT:** Salvador Carta  
Lincoln Crossing Partnership  
Two Old Mill, Suite 70  
10855 West Dodge Rd.  
Omaha, NE 68154  
(402) 330-5480

**OWNER:** Lincoln Crossing Partnership  
10855 West Dodge Rd.  
Omaha, NE 68154

**CONTACT:** Don Day  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68154  
(402) 458-5644



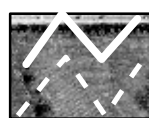
2002 aerial

## Waiver #05005 N. 27th & Kensington Drive

### Zoning:

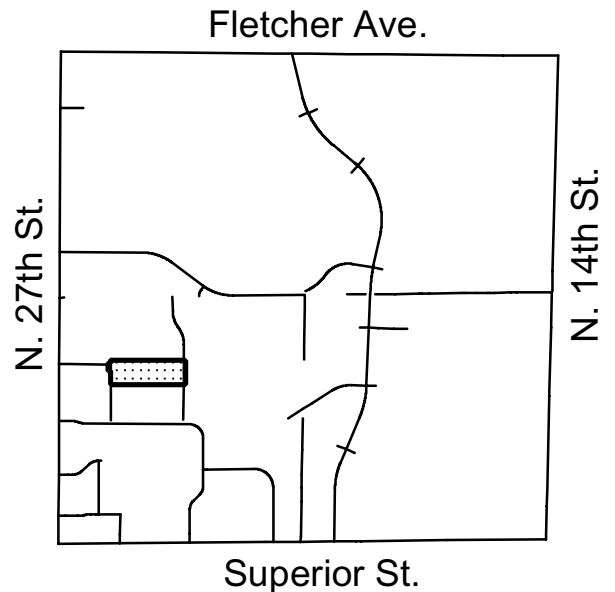
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 6 T10N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction



**N00°13'37"E**  
**31.83'(M&P)**

SCALE: 1"=100'

**S89°43'36"E**  
**797.44'(M)**  
**797.66'(P)**

LOT 7  
LINCOLN CROSSING  
FIRST ADDITION

**LOT 1**

$$\begin{aligned} \text{AREA} &= 2.0757 \text{ AC} \pm \\ &= 90,419.33 \text{ SF} \pm \end{aligned}$$

S89°43'50"E

457.29

20' SANITARY SEWER EASEMENT

INST. NO. 93-012335

62' PUBLIC ACCESS, WATER MAIN  
& PEDESTRIAN EASEMENT

INST. NO. 93-012335

352.51'

797.76'(M)

797.66'(P)

**N89°43'38"W**

LOT 9

WILCOX CROSSING

## FIRST ADDITION

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4/26/2005

9:4

CDT

# M e m o r a n d u m

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**To:** Tom Cajka, Planning Department  
**From:** Charles W. Baker, Public Works and Utilities  
**Subject:** Lincoln Crossing Fifth Addition Waiver #05005  
**Date:** May 18, 2005  
**cc:** Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Lincoln Crossing Fifth Addition Waiver #05005 to reduce the lot width to depth ratio on the new proposed lots with the Lincoln Crossing Fifth Addition Final Plat. Public Works has no objection. Don Day provided PW with the site plan that was submitted with the building permit and the proposal meets all design standards for the site parking lots and delivery areas.

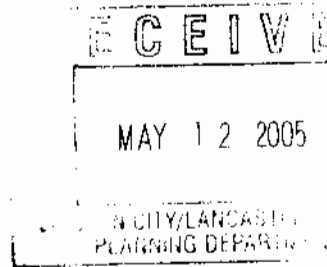


**OLSSON ASSOCIATES**  
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

May 12, 2005

Mr. Marvin S. Krout, Director  
Lincoln Lancaster Planning Department  
County-City Building  
555 South 10th Street, Suite 213  
Lincoln, NE 68508

Re: Lincoln Crossing Fifth Addition  
Waiver Request  
OA Project No. 2004-0733



Dear Mr. Krout,

On behalf of Lincoln Crossing Partnership, Olsson Associates is formally requesting a "Waiver" to the lot width to depth ratio for the lots being plated with Lincoln Crossing 5<sup>th</sup> Addition. The waiver is being requested to allow Lot 8 Lincoln Crossing 1<sup>st</sup> Addition to be split into 2 separate lots. There is currently a building under construction on Lot 8 and Lincoln Crossing Partnership wants to create a stand-alone lot for that building.

This waiver is in conjunction with the Lincoln Crossing Fifth Addition Final Plat that is currently under review by your department. Please reference that submittal package for additional information such as the Final Plat documents.

Enclosed please find the following:

1. City of Lincoln Zoning Application; "Waiver"
2. Filing fee for "Use Permit & Change of Zone"; \$125.00

Please give me a call if you have any questions or concerns.

Sincerely,

Don R. Day, PE

cc Sal Carta

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